

072.0

0006

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
769,600 / 769,600
769,600 / 769,600
769,600 / 769,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
290		MYSTIC ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BURDITT BOWEN C	
Owner 2: WIECZNER KIMBERLY S	
Owner 3:	

Street 1: 290 MYSTIC ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: LEE MONICA O -	
Owner 2: -	
Street 1: 60 HAMILTON AVENUE	
Twn/City: WANDAL, AUSTRALIA	
St/Prov:	Cntry:
Postal: 0000	

NARRATIVE DESCRIPTION
This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1990, having primarily Clapboard Exterior and 1844 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 2 Above Stree
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

101 One Family	6457	Sq. Ft.	Site	0	70.	0.86	12		Med. Tr	-10			386,639			386,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6457.000	383,000		386,600	769,600		45917
							GIS Ref
							GIS Ref
							Insp Date
							06/16/09

Total Card	0.148	383,000	386,600	769,600	Entered Lot Size
Total Parcel	0.148	383,000	386,600	769,600	Total Land:

Source: Market Adj Cost	Total Value per SQ unit /Card: 417.35	/Parcel: 417.35	Land Unit Type:
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Parcel ID	072.0-0006-0005.0
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	Colonial			Full Bath: 2	Rating: Average			PDAS.															
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 1	- Concrete			A 3QBth:	Rating:																		
Frame: 1	- Wood			1/2 Bath:	Rating:																		
Prime Wall: 2	- Clapboard			A HBth:	Rating:																		
Sec Wall:		%		OthrFix:	Rating:																		
Roof Struct: 1	- Gable			OTHER FEATURES																			
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1															
Color: BROWN				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl: 1	Rating: Average			Other															
GENERAL INFORMATION				WSFlue:	Rating:			Upper															
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2															
Year Blt: 1990	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdict:	Fact: .			Floor:				REMODELING				RES BREAKDOWN											
Const Mod:				% Own:				Exterior:				No Unit	RMS	BRS	FL								
Lump Sum Adj:				Name:				Interior:				1	8	4									
INTERIOR INFORMATION				DEPRECIATION				Additions:															
Avg Ht/FL: STD				Phys Cond: AV - Average	17. %			Kitchen:															
Prim Int Wal	1 - Drywall			Functional:		%		Baths:															
Sec Int Wall:		%		Economic:		%		Plumbing:															
Partition: T - Typical				Special:		%		Electric:															
Prim Floors: 4 - Carpet				Override:		%		Heating:															
Sec Floors:		%		Total:	17.7 %			General:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES															
Subfloor:				Basic \$ / SQ: 130.00				Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar: 2				Size Adj.: 1.21941423																			
Electric: 3 - Typical				Const Adj.: 0.99000001																			
Insulation: 2 - Typical				Adj \$ / SQ: 156.939																			
Int vs Ext: S				Other Features: 90147																			
Heat Fuel: 1 - Oil				Grade Factor: 1.10																			
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100		% AC: 100		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 465372																			
% Com Wal		% Sprinkled		Depreciation: 82371																			
				Depreciated Total: 383001																			
MOBILE HOME				Make:		Model:		Serial #:			Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 072.0-0006-0005.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
SKETCH																							
More: N	Total Yard Items:	Total Special Features:										Total:											